

**MINUTES OF THE ZONING BOARD  
SPECIAL MEETING,  
TUESDAY, JULY 7, 2016, AT 7:00 P.M.,  
6th FLOOR TRAINING ROOM, GOVERNMENT CENTER  
BLDG., 888 WASHINGTON BLVD., STAMFORD, CT**

Present for the Board: Thomas Mills (Chair); David Stein (Secretary), Joanna Gwozdzowski, William Morris and Rosanne McManus a. Present for Staff, Norman Cole, Land Use Bureau Chief, Vineeta Mathur, Associate Planner

Chairman Mills called the meeting to order at 7:15pm

**SPECIAL MEETING**

Discussion of pending applications:

1. **Appl. 216-03 - SOUTHFIELD PROPERTY LLC, Text change**, to Amend Article III, Section 9AAAA (4) (g) to modify the front yard setback requirements in the DWD zone
2. **Appl. 215-02 – THE STRAND/BRC GROUP, LLC, Text change**, to Amend Article III, Section 9(J)(5)(b) of the SRD-S District to increase permitted non-residential floor area ratio (FAR) from 0.20 to 0.23.
3. **Appl. 215-03 – THE STRAND/BRC GROUP, LLC, Washington Blvd./Bateman Way, Amend GDP**, requesting approval to amend the General Development Plan (GDP) for Harbor Point, originally approved as Application 206-57, by: 1) removing the note on the plan stating “maintain existing boat storage operation” and adding a note to read “Block P7 Permitted Uses: Office and Retail, Public Access, Marina, Parking” and 2) deleting the language of approval Condition #7 and replacing it with “Subject to SRD regulations, any future final site plan application, for full development of the 14 acre site, shall include a marina and public access improvements which shall be subject to review and approval of the Zoning Board.” in the SRD-S district, and to seek Coastal Site Plan Review of these amendments.
4. **Appl. 215-04 – SOUTHFIELD PROPERTY, LLC, Text change**, to Amend Article III, Section 9AAAA DWD Designed Waterfront Development District standards regarding maximum building height, minimum front setback, retention of existing structures and exemption of Water Dependent Uses from the

calculation of building coverage, ground coverage, public access, preservation of visual resources and landscaping.

5. **Appl. 215-05 – WATERFRONT OFFICE BUILDING, LP, Map Change,** requesting approval to amend the Zoning Map to change from CWD to DWD for approximately 8.15 acres of property known as Stamford Landing and identified as 46, 62, 68 and 78 Southfield Avenue, Block #25.
- 6.. **Appl. 215-06 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Special Exception, General Development Plans and Coastal Site Plan Review,** requesting approval of special exceptions and General Development Plan to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone. Special Exceptions being requested for proposed uses and development of the project and to establish a DWD district and to provide residential, retail and office and a boatyard/marina use and general public access.
7. **Appl. 215-07 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review,** requesting approval of Final Site & Architectural Plans, Special Exception and Coastal Site Plan Review to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone.
8. **CSPR-978 – WATERFRONT MAGEE, LLC, 205 Magee Avenue,** to provide winter boat storage on 3.5 acres in M-G zone, temporary parking, no utilities and no equipment storage.

Chairman Mills read the first item in the discussion outline which referred to the restriction of development rights on 205 Magee Avenue. Mr. Cole noted that the Zoning Board has the option to achieve this restriction either by a deed restriction or by recording it in the Land Records in a manner acceptable to the City of Stamford Corporation Counsel. In response to the question by Chairman Mills, Mr. Cole noted that the deed restriction language was stronger than the language of Condition 7 since any modification to a deed restriction requires approval by the Board of Representatives in addition to the Zoning Board.

In conjunction with the restriction of development rights at 205 Magee, the request to increase the FAR in the Harbor Point GDP to 0.23 which would allow additional 78,000 sq.ft. of development rights was discussed. Mr. Cole noted that the applicant will be surrendering the building permit for a 75,000 sq.ft. commercial building on 205 Magee Avenue and were seeking the additional floor area to accommodate the floor area on the 14 acre site. Mr. Stein expressed concern regarding granting additional F.A.R. to the applicant since that could set a wrong precedent. In response to Mr. Stien's concerns Mr. Mills suggested that the 78,000 sq.ft. could be

granted as a bonus to the applicant provided benefit to the city. As an alternative the applicant could be granted 18,000 sq.ft. as a bonus which when combined with the 60,000 sq.ft. of commercial floor area remaining in the Harbor Point GDP will result in 78,000 sq.ft.

Chairman Mills called for a recess at 7:35pm. The meeting resumed at 7:40pm.

The list of equipment and services to be provided at 205 Magee Ave was discussed by the Zoning Board members.

Mr. Cole noted that the Zoning Board can stipulate a condition which requires the approval of the floor plan for the 5000 sq.ft. building on 205 Magee Ave.

The West Beach Boat ramp improvements and the sufficiency of the \$450,000 offered by BLT was discussed. Mr. Cole noted that a consultant has been hired by the City to evaluate the best use of the offered money for the improvement of the West Beach Boat ramp. Mr. Stein suggested that the consultant also provide an estimate of a complete upgrade of the boat ramp.

Chairman Mills initiated the discussion of a power wash facility at the West Beach Boat ramp and raised concerns about the cost of the service to the city. Mr. Morris noted that while such a facility would be desirable he agreed that it may become an undue expense for the city.

Mr. Cole noted that the improvements to the boat ramp will require approval from DEEP, CAM approval and Planning Board approval per section 8-24 however will not require Parks and Recreation Department's approval since the improvements will be considered maintenance of an existing structure.

The next item for discussion was the 14 acre site and the mechanism of restricting the development of the site until advancement of the boatyard operation. The benefit of restricting the building permit vs. Zoning Board approval of the site plan for the 14 acre site was considered. The Zoning Board members concurred that it will be best to hold off on a Zoning Board approval of plans for the 14 acre site until the boatyard at Davenport Landing, boat operation at 205 Magee and a first phase of the marina at P7 are completed.

The definition of "major public destination" at the 14 acre site was discussed. The Zoning Board members agreed that a mandatory design review process prior to filing of a final site plan application was a plausible approach. Ms. McManus expressed that a set acreage for the major public destination was not as important as the quality of the space. Mr. Stein suggested that the design review process also incorporate the improvements at Kosciusko Park.

With reference to the optimum garage entrance exit at the Davenport Landing site Mr. Cole noted that he will be seeking the opinion of the City's Transportation Bureau Chief.

The number of fuel docks necessary to service the Harbor was discussed. Mr. Cole commented that a second fuel dock is due to be created at 860 Canal Street. Mr. Morris commented that two docks are likely to be sufficient to service the harbor.

Chairman Mills made note of the importance of an information system to notify boaters of the movement of the barge traffic.

Condition 7 of the Harbor Point GDP was discussed. Mr. Morris sought confirmation from staff that all procedural steps required under SRD-S regulations are being followed before the Board reconsiders Condition 7.

Joanna Gwozdzowski raised concerns regarding the traffic on Shippan Ave resulting from the movement of the boats from the West Beach boat ramp to 205 Magee Ave. Chairman Mills noted that the route is already in use for boat transportation therefore it should not be a major concern.

The board discussed the appropriate time for requiring wave attenuators to be repaired. It was agreed that a time prior to installation of the southerly slips is the logical time for the completion of the work on wave attenuators.

Chairman Mills and Mr. Morris requested that information be presented at the next meeting regarding site remediation work on the 14 acre site.

### **ADJOURNMENT**

Ms. Gwozdzowski moved to adjourn the meeting at 10:45 pm, seconded by Ms. McManus and unanimously approved 5 to 0 (Mills, Stein, Morris, McManus, Gwozdzowski). The meeting was adjourned at 10:50 pm.

Respectfully submitted,

David Stein, Secretary  
Stamford Zoning Board